

May 21, 2012

The regular meeting of the East Lampeter Township Planning Commission was held on Monday May 21, 2012 at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602. Chairman John Keylor called the meeting to order followed by the Pledge of Allegiance. Other Commissioners present were Mr. Siesholtz, Mr. Ranck, Mr. McCuen and Mr. Stumpf. Also present was Lee Young, Township Zoning Officer.

The following person was signed in as being present:

Joyce Gerhart	-	RGS Assoc. – Amish Farm & House
Mark Andrews	-	Amish Farm & House
Roger Fry	-	Samuel Blank
Dan & Nancy Stauffer	-	22 So. Soudersburg Road Waiver

Minutes:

The minutes of the April 16, 2012 meeting were approved as distributed on a motion by Mr. McCuen, a second by Mr. Ranck and a unanimous voice vote.

Old Business: None

New Business:

- a. Andrew Beiler / A&J Power – Preliminary / Final Lot Add-On Subdivision Plan – 340 / 346 Beechdale Road - # 2012-07

Ed Jefferis, PLS of Concord Land Planning was present to discuss the project. He stated that he had submitted revisions last Friday to David Miller Associates.

Mr. Jefferis explained that the proposal was to add the rear portion of 340 Beechdale Road containing the new A&J Power building onto the residential property at 346 Beechdale Road owned by Andrew Beiler.

The David Miller Associates letter of April 16, 2012 was read.

Mr. Jefferis asked about Zoning Comment # 2 regarding the juxtaposition of the proposed new lot line and the existing paving on the property. The proposed lot line does not provide for the required 10 foot greenbelt between the paving and the proposed property line. Mr. Young explained that they have three choices, move the proposed lot line to comply with the 10 foot greenbelt requirement, remove enough paving to create a 10 foot greenbelt between the paving & the lot line, or apply for a variance with the Zoning Hearing Board.

Mr. Jefferis said he'd explain the options to his client and get back with his decision on

which way to proceed.

The idea of a deferment of the required curbing & road widening along Beechdale Road was discussed. Although there was no formal request for the deferment, it was explained that a waiver of the requirement would not be approved.

It was also explained that due to the minor nature of the project, they could request a waiver of preliminary plan processing and submit a preliminary/final subdivision plan. That was not done.

There were no audience comments.

Mr. McCune made a motion to approve the preliminary plan and to defer the road widening & curb installation subject to the David Miller Associates letter of April 16, 2012 and a favorable review letter by Lancaster County Planning Commission.

Mr. Ranck seconded the motion, which passed by unanimous voice vote.

- b. Amish Farm & House, LLC - Waiver of Land Development Plan Processing –
2395 Lincoln Highway East - # 2012-08

Ms. Joyce Gerhart of RGS Associates and Mark Andrews of Amish Farm & House were present to discuss the project.

Ms. Gerhart explained that they wanted to add a pavilion for guests for a picnic area. Visitors sometimes want to be able to have lunch at the site.

Mr. Andrews explained that they had been using a tent for the last couple of years and they have found that the tent needed to be replaced due to wear & tear. This is becoming expensive. They want a permanent structure. No storm water management facilities were put in place to accommodate the tent.

The proposal for a permanent structure along with the construction of additional sidewalk in the area has generated the need for additional storm water management as well.

They want a permanent structure because it is suited better for the use as a picnic area and because working with the tent is difficult, both putting it up every spring & taking it down every fall and the wear & tear on the tent material itself.

They are requesting a waiver of land development plan processing.

The David Miller Associates letter of May 18, 2012 was read.

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The tent they are currently using is 30 feet by 60 feet and is up from April through October. The proposed pavilion would be 35 feet by 60 feet and would be up permanently.

They are working with DMA on the storm water issues.

There were no audience comments. Because this is a waiver request, there will be no LCPC comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing subject to the David Miller Associates letter of May 18, 2012 and to revising the plans to include existing walkways that were not shown on the submitted plans.

Mr. Siesholtz seconded the motion, which was passed by unanimous voice vote.

- c. Samuel Blank – Storm Water Management Plan – 2200 Hathaway Road - # 2012-09

Roger Fry, PLS of Fry Surveying was present to discuss the plans. Samuel Blank operates B&B Structures, a shed building company. The property was formerly occupied by Lancaster Threaded Products.

The floor on ½ of the building was lowered four feet to accommodate the shed building operation and the equipment used in that operation. They also added a wall on the west side of the building to accommodate driveway access to a garage door.

The downspouts were sent into pipes that carry the water under the re-surfaced parking lot area behind the building and into the existing swale at the south side of the property.

They have a temporary Certificate of Occupancy to occupy the building pending the resolution of the existing storm water issues. While the current owner states he did not add any impervious area to the site while re-surfacing the parking area, a previous owner did add impervious area behind the east end of the building. Further, the downspout piping to the swale & the outfall of the piping into the swale has created several questions that remain to be answered & clarified.

This is not a land development plan, only a storm water management plan.

There were no audience comments.

Mr. Fry stated they can come into compliance with the May 21, 2012 David Miller Associates review letter.

The question of outside storage came up. Mr. Young explained that there is to be no outside storage on this site.

The question of the stockpile of broken-up material from the old flooring of the building that is located at the east end of the building was raised. Mr. Young stated that he had been told by Mr. Blank that he wants to sell off that material for use in construction projects. Mr. Young had told the owner that the stockpile could not be there indefinitely.

There were no audience comments.

Mr. Siesholtz made a motion to recommend to the Board of Supervisors approval of the storm water management plan subject to the David Miller Associates letter of May 21, 2012, the removal of the stone stockpile by a date certain, and the provision that no outside storage is permitted.

Mr. McCune Seconded the motion, which was approved by unanimous voice vote.

- d. Daniel & Nancy Stauffer – Waiver of Land Development Plan Processing – 22 So. Soudersburg Road - # 2012-12

Mr. & Mrs. Stauffer were present to discuss their plans. Mr. Stauffer explained that they own the property at 22 South Soudersburg Road with an existing two unit apartment building and a detached garage. They wish to convert the detached garage into a single dwelling unit.

They intend to remove the garage doors, enclose that area, remove the existing replacement roof profile and re-construct the original roof profile.

They have a variance from the Zoning Hearing Board for the minimum lot area required for the three units.

The staff letter of May 9, 2012 was read. They will request a deferment of curbing & road widening. They also explained that there is room for the six required parking spaces on the site. Mr. Young stated he will visit the site with their latest plot plan to verify parking compliance.

Park & Open Space requirements were also discussed. The applicant will review the options & meet with the Board with their proposed method of compliance.

There were no audience comments.

Mr. Stumpf made a motion to recommend to the Board of Supervisors approval of the requested waiver of land development plan processing and the deferment of curbing & road widening subject to the staff letter of May 9, 2012.

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Mr. Ranck seconded the motion, which was passed by unanimous voice vote.

Other Business:

a. LUAB

Mr. Young had distributed to the Planning Commission members, the May 10, 2012 LUAB letter regarding the F&M and LGH Application for a Zoning Map change in Lancaster City which stated that LUAB found the request consistent with the Growing Together Comp Plan.

Also, previously distributed was the LUAB letter of May 10, 2012 again regarding the Sports Complex LP Petition to Amend the Zoning Ordinance of East Hempfield Township stating that the request was generally consistent with the Growing Together Comp Plan.

b. 2011 Draft Zoning Ordinance

Mr. Young stated that he had been copied on an e-mail from LCPC staff to Upper Leacock Township on the status of and the steps necessary to adopt the separate proposed Zoning Ordinances for Upper Leacock Township & East Lampeter Township.

Mr. Young explained that our Board is still working with High Properties on their proposed Campus Mixed Use zone.

c. Lancaster County Traffic Improvement Program

Mr. Keylor had received correspondence from LCPC regarding the Traffic Improvement Program where quite a number of projects are proposed within the Conestoga Valley Region. He felt that the County's effort should be recognized and a written thank you should be sent on behalf of the Township to LCPC. Mr. Keylor's motion to that affect was seconded by Mr. Siesholtz & approved by unanimous voice vote.

Adjournment:

On a motion by Mr. Stumpf, a second by Mr. Siesholtz, and a unanimous voice vote, the meeting was adjourned. The next Planning Commission meeting will be held on Monday June 18, 2012, at 7:30 P.M. at the East Lampeter Township Office 2250 Old Philadelphia Pike Lancaster, PA 17602.

Respectfully submitted,

Lee Young, Zoning Officer

